

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Karon A. Simmons <u>Debtor</u>	Chapter 13
PNC BANK, NATIONAL ASSOCIATION <u>Movant</u>	
vs.	NO. 22-10925 MDC
Karon A. Simmons <u>Debtor</u>	
and Kenneth E. West, Esq. <u>Trustee</u>	11 U.S.C. Section 362

ORDER

AND NOW, this 28th day of December 2022, upon the filing of a Certification of Default by the Movant in accordance with the Stipulation of the parties approved on September 3, 2022, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), is modified to allow PNC BANK, NATIONAL ASSOCIATION and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 5920 Webster Street Philadelphia, PA 19143.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



Magdeline D. Coleman
Chief U.S. Bankruptcy Judge